

***Village of Barrington  
Architectural Review Commission  
Minutes Summary***

Date: May 25, 2006

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: John Julian III, Chairperson  
Joe Coath, Vice Chairperson  
Karen Plummer, Commissioner  
Marty O'Donnell, Commissioner  
Mimi Troy, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

***Call to Order***

Mr. Julian called the meeting to order at 7:08 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, absent.

There being a quorum, the meeting proceeded.

***Chairperson's Remarks***

Mr. Julian announced the order of proceedings.

***Old Business***

**ARC 04-27** Master Sign Plan, 420 West Northwest Highway (Non-Historic) Public Meeting

**Petitioners:** Charles Walsh and Samantha Masino, Owners of Radiant Tan

The applicants are seeking approval of an amendment to the Master Sign Plan for 420 West Northwest Highway. The applicants are proposing to add an awning over their store front. The awning proposed is black acrylic with gold lettering.

Mr. Walsh identified himself. He had no comments for the Commission.

Mr. Julian noted that the staff report explains that the words "Radiant" and "Tan" which are proposed on the awning may not be located in different signable areas. He asked the petitioners if they would prefer the words to be located on the sloped area or on the front valance.

Ms. Zurek read from the staff report and asked the ARC to review the recommendations. The points to be discussed are:

1. The sign may only be located in one (1) signable area on the awning.
2. If the petitioner chooses to place the sign on the front valance, then the letters may only be six (6) inches tall.
3. Additional awnings that have the same style and color as the proposed awning for this petition shall be approved for this building.

Mr. Walsh stated that he would prefer that the letters be located on the sloped area since they are allowed to be larger in that signable area.

Mr. Julian asked Ms. Zurek if acrylic is an acceptable material for the District.

Ms. Zurek explained that acrylic is acceptable. She said the last awning that the ARC approved was a woven acrylic material.

Mr. Coath said that they are trying to prevent the use of shiny acrylic awnings in the Village.

Ms. Monino assured the Commission that it would not be a shiny material.

Ms. Zurek suggested that the Commission make a condition that the material of the awning be woven.

The following conditions were noted during discussion:

1. The words "Radiant Tan" shall be placed on the sloped area of the awning.
2. The awning shall be made of woven acrylic material.
3. Additional awnings that have the same style, color, and material as the proposed awning for this petition shall be approved for this building.

Ms. Troy made a motion to approve ARC 04-27 as an amendment to the Master Sign Plan with conditions described by Staff. Ms. Plummer seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Julian. Nay: None. Motion carried.

**ARC 06-11** Carter Residence, 240 W. Lake (Historic) Public Hearing

**Petitioners:** Kevin Carter, Owner  
Len Kutyla, James & Kutyla Architecture

The applicant is seeking approval of a Certificate of Appropriateness for an addition to contributing single family house in the H Historic Preservation Overlay District. The petitioner plans remove a portion of the rear of the house and to build a two (2) story addition and a one (1) story sun room on the rear of the home. The applicant is also seeking approval for the construction of a three (3) car garage in the Historic Preservation Overlay District.

This meeting is a continuation of a public hearing.

Mr. Kutyla gave an overview of the new proposed plans. A notch is created to maintain the line of the original house by setting back the addition. In addition, the new ridgeline of the addition is lower than the existing roofline.

Ms. Zurek gave the staff report. She recommends that the ARC make a finding for standard number nine (9) that pertains to the house and for standard number two (2) that pertains to the garage.

Mr. Julian explained that the Commission was expecting to see more options that would show differentiation between the old and new work on the house.

Mr. Julian asked the Commission if the differentiation of old and new work as shown on the plans that were first presented at the meeting on May 25, 2006 is adequate to meet standard number nine (9). Four (4) Commissioners (Plummer, Troy, Coath, Julian) believe it is not adequate. One (1) Commissioner (O'Donnell) believes that it is adequate.

Mr. Kuyla presented the Commission with alternate plans (Scheme B A2.1 and A1.1) showing greater differentiation between old and new work.

The Commission made the following findings for the house:

1. The existing rear additions were historic, but not significant. Therefore, they need not be preserved.
2. The plans proposed on Scheme B represent a satisfactory differentiation between old and new work.
3. Although removing the gable end wing and two porch additions represent significant alterations to the house, the Commission reached consensus that these losses were balanced by the petitioner's contemporary lifestyle and by avoiding the disturbance of the landscaping on the east portion of the lot and by avoiding the relocation of the driveway.

The Commission made the following finding for the garage:

- The Commission finds that standard number two (2) for the proposed new construction of a non-contributing structure is met.

The following conditions were noted during discussion:

1. Plans on Scheme B A2.1 and A1.1 depict how the differentiation between old and new shall be achieved.
2. The overhead garage door sample as presented shall be used. If the petitioner desires to use another door, plans shall be brought back to the ARC for approval.
3. If the exposure between the top of current grade and the top of foundation is more than eight (8) inches, a brick ledge for a stone veneer foundation shall be used.
4. The top of foundation at the garage front shall be at grade.

Ms. Troy made a motion to approve ARC 06-11 with conditions described by Staff. Mr. O'Donnell seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Julian. Nay: None. Motion carried.

**ARC 06-09** Carollo Mansard/Porch, 210 W. Main (Historic) Public Hearing

**Petitioner:** Jim Carollo, Owner

The Petitioner is seeking an amendment to the Certificate of Appropriateness (COA) for construction of a front porch that will match the front porch that was demolished many years ago.

Mr. Carollo gave a brief overview of what is proposed. The plans for the new front porch were created based on an old photograph of the original house. The plans also tried to match the rear existing porch.

Mr. Coath explained that the turned posts that are proposed and that match the rear porch may not be appropriate to the style of the house. Square balusters may be more appropriate.

Staff recommends approval of staff's findings, modified as necessary, and to approve the alterations the house.

There is a consensus among the Commission that it is difficult to see the details of the historic porch in the photograph, however, the posts on the front porch were most likely square, not turned.

The following conditions were noted during discussion:

1. The front and back faces of the beam and post of the porch shall be flush.
2. A traditional cornice shall be used. There shall be a 4 ¼ inch wood crown with a half-round gutter.
3. A 2 ¼ inch bedmold shall be placed between the frieze and the soffit.

4. It is recommended that decorative cut boards be used instead of the lattice skirting. If decorative cut boards are not used, then one (1) by three (3) inch boards shall be spaced at  $\frac{3}{4}$  inch.
5. Instead of using turned posts, 1  $\frac{1}{2}$  inch square balusters shall be used. There shall be three (3) inch clear spaces between the balusters.

Mr. Julian asked if there was anyone from the public who wished to speak about the project.

Mr. David Gordon of 237 W. Station voiced his concern about drainage. His yard is behind the petitioner's house and his land is lower than the petitioner's.

Mr. Wallace stated that the Village regulates the runoff from new construction or from the changing of grades. In no way shall a neighboring property be adversely affected by this project.

Ms. Troy made a motion to approve ARC 06-09 with conditions noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

#### ***New Business***

**ARC 06-17** McCauley Residence, 546 S. Cook Street (Historic) Preliminary Meeting

**Petitioner:** not present

Although the petitioner was not present, the Commission decided to review the project and provide direction.

The following comments were noted during discussion:

1. Differentiation between new, existing, and demolished walls should be made on plans.
2. The roof of the new addition should be subordinate to the roof of the existing house. The existing roofline should be expressed on all of the new additions.
3. If the ridge of the new addition is dropped one (1) or two (2) feet and is still above the maximum allowable height, then the ARC will support a height variation.
4. The north arrow on the plans is shown incorrectly.
5. The chimney is not shown on the elevations.
6. The addition appears awkward because the new foundation does not match the height of the existing foundation.

#### ***Approval of Minutes***

Meeting minutes from April 27, 2006 were reviewed.

Mr. Julian noted that he left the meeting before Carlstrom's Addition at 650 S. Grove had been approved.

Mr. Coath noted that it is not just front loading garages that are inappropriate to the Historic District. All garages located in the front of the house, including side loading garages, are inappropriate to the District.

Mr. Coath made a motion to approve the minutes from April 27, 2006. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, O'Donnell, Troy. Nay: None. Motion carried.

Meeting Minutes from April 13, 2006 were reviewed.

Mr. Coath noted that on page 3, the minutes should state, “asked if it is real stone or cultured” not “asked if it is real stone of cultured.”

Mr. Coath made a motion to approve the minutes from April 13, 2006. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, O'Donnell, Troy. Nay: None. Motion carried.

Note that Ms. Plummer excused herself and left the meeting at 9:30pm.

***Adjournment***

Mr. O'Donnell moved to adjourn the meeting. Ms. Troy seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 10:07 pm

Respectfully submitted,  
Brooke Zurek  
Planner

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John Julian III, Chairperson  
Architectural Review Commission